



M1 J37

TO LET

High Specification
Warehouse / Distribution
Facility.

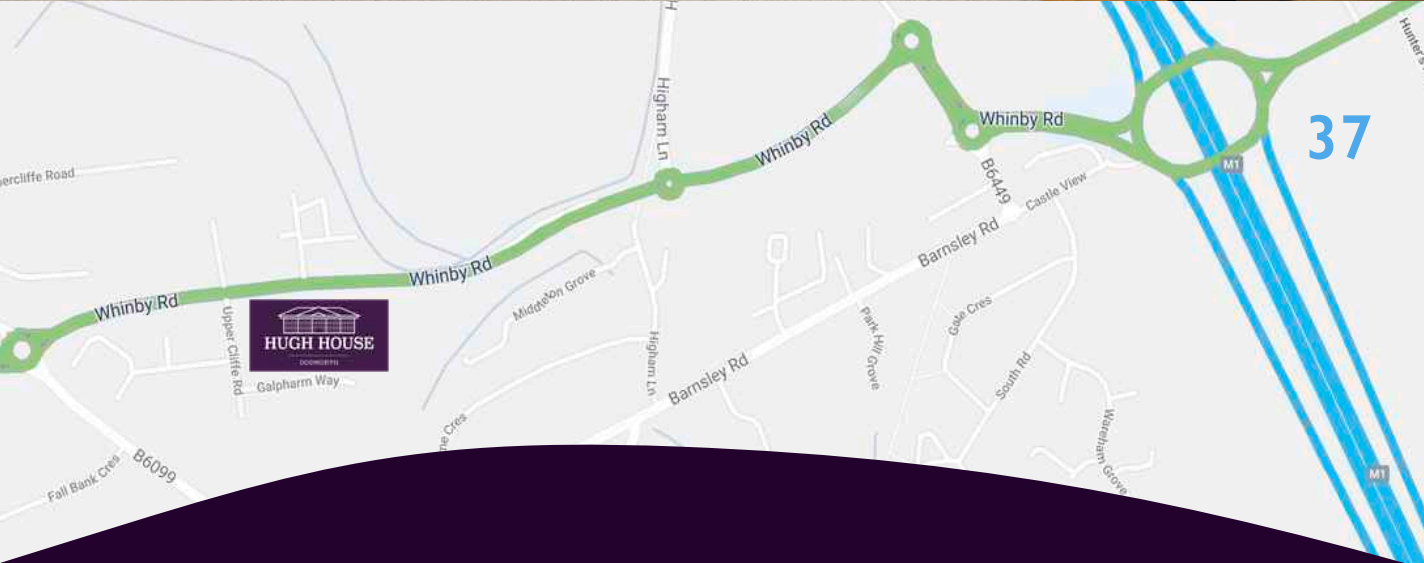
33,000 - 108,576 sq. ft.
3,066 - 10,087 sq. m.

Hugh House
Galpharm Way
Dodworth
Barnsley
S75 3SP

- Fully racked providing 8,528 pallet positions
- Located ½ mile from Junction 37 of the M1 Motorway
- Eaves height up to 11.3 metres
- Headquarter style offices of up to approx. 18,500 sq. ft.
- Multiple loading doors and separate car parking



HUGH HOUSE
DODWORTH



The property is situated on the established and popular Dodworth Business Park, which is strategically located within 1/2 mile of Junction 37 of the M1 Motorway and circa 2 miles from Barnsley Town Centre.

The property itself is accessed off Upper Cliffe Road, which leads directly onto Junction 37 of the M1 Motorway via Barnsley Road (A628)



- Fully racked providing 8,528 pallet positions
- Eaves height up to 11.3 metres
- Headquarter style offices of up to approx. 18,500 sq. ft.
- Multiple loading doors
- Separate car parking with 54 demised spaces
- Dedicated laboratories

The property provides a modern detached warehouse / distribution facility set within a landscaped environment, with two-storey headquarter style office accommodation.

The property benefits from the following specification:



Accommodation	Sq.M.	Sq.Ft.
Hugh House		
Warehouse	7,166.91	77,145
Ground Floor Offices	759.19	8,172
First Floor Lab Space	239.68	2,580
First Floor Offices	528.89	5,693
Total	8,694.67	93,590
Mezzanine	445.31	4,793
Unit 5 Galpharm Way		
Warehouse	1,188.16	12,790
Ground Floor Offices	101.96	1,098
First Floor Offices	101.96	1,098
Total	1,392.08	14,986
Mezzanine	543.92	5,855
Combined Total	10,086.75	108,576



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Terms

The property is available by way of a new full repair and insuring lease for a term to be agreed.

Further details including the rent are available upon application.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the completion of the lease.

Viewing

By prior appointment with the joint agents.



paul@gvproperty.co.uk



alec@michaelsteel.co.uk